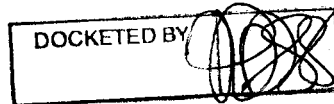




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ORIGINAL
Arizona Corporation Commission
DOCKETED

AUG 17 2009



8/13/09

Honorable Kristin Mayes
Chairman
Arizona Corporation Commission
1200 W. Washington
Phoenix, AZ 85007-2996

Dear Ms. Mayes:

I am writing today to express my support of the current APS line extension policy.

The state of Arizona has allowed, and even encouraged, sprawl to continue unchecked in the past. However, we now know that the states with the largest drops in home values are the ones that are most sprawled. Studies have also show that conversely, states with the most gains in home values are the ones with the highest density and best public transportation systems.

If we are to compete nationally for the attention of the next generations brightest young people—knowledge economy workers—we simply must end the sprawl. We must encourage residents think about density and infill in a new a meaningful way, and those who chose to sprawl into the desert must pay their own way.

The current APS policy encourages new customers to consider homes and property that already have established electric service. It makes far more sense to encourage these purchasing decisions, especially under current market conditions than to subsidize new construction of homes in an already glutted market. And if new homes are built, the APS policy encourages them to be constructed as close to existing APS facilities as possible, which reduces sprawl and provides for reduced needs to invest in redundant infrastructure of all kinds, e.g. water, sewer, telecommunications.

The state of Arizona and its citizens will lose immeasurably if we don't find ways to limit sprawl and encourage infill. This is one such policy and I ask you to keep it.

Sincerely,

Kimber Lanning
2823 E Earll Drive
Phoenix, AZ 85016

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